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CHAPTER 19.10 PARKING, LOADING AND TRAFFIC STANDARDS

19.10.010 ON-SITE PARKING STANDARDS

A. Purpose

The purpose of this subchapter is:

1. To require off-street parking facilities in proportion to the parking demand for each use;
2. To provide accessible, attractive, secure, properly lighted and well-maintained off-street parking facilities;
3. To reduce traffic congestion and hazards; and
4. To assure that maneuverability for emergency vehicles exists.

B. Applicability

Every building or land use established, every existing building enlarged and every existing use expanded shall provide off-street parking and loading areas in accordance with the requirements and standards of this chapter. Existing parking and loading spaces shall not be reduced below the minimum required by this chapter.

C. Parking-Impaired Development

A land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the requirements of this Section, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a "parking-impaired development." The following rules shall apply to the remodeling, alteration, expansion or reuse of parking-impaired developments:

1. Building permits and certificates of occupancy may be issued for remodeling or structural alterations of parking-impaired developments without requiring compliance with this Chapter, provided that such work does not increase the building area or result in a change of use that requires an increase in the number of required parking spaces.
2. For any remodeling, alteration, or expansion of a parking-impaired development that requires an increase in the number of parking spaces, including the expansion of existing buildings or the construction of new buildings, only the increased number of parking spaces shall be required.
3. For any change of use that requires an increase in the number of required parking spaces, only the increased number of parking spaces shall be required.

D. General Regulations

1. The parking requirements in Section 19.10.010 (F) represent general parking standards under which all proposed development shall be evaluated.
2. All on-site parking shall be provided on the same parcel as the principal use, except as permitted by the off-site parking provisions of this chapter. Parking on the public right-of-way may not be counted towards satisfying the requirement for on-site parking.
3. The distribution of parking spaces for any and all individual uses will be required to be arranged on site to ensure optimal access and use by the patrons of such use.
4. All parking and vehicle storage areas, including recreational vehicle parking in residential land use districts, shall occur on paved areas, except that areas within automobile salvage yards used for the storage of wrecked vehicles need only be oiled or otherwise protected so as to prevent a dust nuisance.
5. Except as otherwise provided in this chapter, when more than one use is to be conducted on a site, parking shall be calculated and provided for each of the uses separately.

E. Computing On-Site Parking Requirements

1. **Parking Requirements not Listed.** Parking requirements for a use not specifically listed shall be determined by the Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.
2. **Calculations.** When measurements of the number of required spaces result in fractions, the space requirements shall be rounded upward to the next whole space.
3. **Different Use Areas.** Parking shall be calculated separately for each different use area in a building or on a site, including any ancillary use.
4. **Parking Based on Seating.** When the parking requirements are based on seating and the seating consists of benches or pews, each 20 linear inches of bench or pew shall be considered one seat.
5. **Parking Based on Floor Area.** Unless specifically stated otherwise, when computing parking requirements based on the amount of square footage in buildings, all calculations shall be on a gross floor area basis.
6. **Parking Based on Employees.** For the purpose of computing parking requirements based on the number of employees, calculations shall be for the largest number of persons working on any single shift.

7. **Single Family Parking.** Driveways may be used to satisfy minimum on-site parking requirements for single-family dwellings, provided that sufficient space is available to satisfy the minimum design standards.
8. **Unimpeded Parking.** No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave any other space.

F. On-Site Parking Requirements

On-site parking spaces shall be provided in accordance with Table 1 below. For purposes of this subchapter, "sf" refers to square foot and "gfa" refers to gross floor area.

Table 1 Parking Requirements

USE	PARKING STANDARD
AGRICULTURAL/ANIMAL-RELATED	
Animal Hospital, Clinic or Shelter	One space for every two on-duty employees, plus one space per doctor, plus one space per examination room.
Horse Corral or Stable	One space for each five horses boarded at the maximum capacity on the property.
RESIDENTIAL & LODGING	
Bed & Breakfast Inn	One space per guest room, plus 2 for primary residence.
Fraternity, Sorority House, Private Dorm, Rooming House and Similar Facilities with Guest Rooms	One and a one-half spaces per guest room.
Hotel, Motel, or Residence Hotel	One space for each guest room.
Mobile Home Park	Two spaces per site (may be tandem) and one guest space for every six mobile home sites, distributed throughout the development.
Mobile Home Subdivisions	Two spaces per lot.
Multi-family and Condominium Developments	
Studio and one bedroom	One and one-quarter spaces per unit, plus one guest space for every six units.
Two bedrooms	One and three-quarter spaces per unit, plus one guest space for every six units.
Three bedrooms and above	Two spaces per unit, plus one guest space for every six units.
Senior Citizen Apartments	.75 space per unit, or .5 space per unit within the Downtown Overlay District
Retirement Home	One space for each one and one-half living units and one space for each on-duty employee.
Single Family, Attached	Two spaces per dwelling unit, plus one guest space for every six dwelling units.
Single Family, Detached and Zero Lot Line	Two spaces per dwelling unit.
Time-Share Development	One space for each time-share unit, plus 10 spaces for each 1,000 sf of accessory uses.
Trailer/RV Camp or Park	One space for each recreational vehicle, plus one guest space for every 10 recreational vehicle sites.

Table 1 Parking Requirements (continued)

INSTITUTIONAL/ COMMUNITY SERVICE	
Blood Plasma Donor Center	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf.
Child Care Center	One space for each staff member, plus one space for each ten children.
Church/House of Worship	One space for each four fixed seats or one space for each 100 sf of non-fixed seating area in gathering room, whichever is greater.
College, University, or Seminary	One space for every four students.
Conference Facilities and Auditoriums	One space for each four fixed seats, or one space for each 100 sf of non-fixed seating area in gathering room, whichever is greater.
Convalescent Care Facility/Nursing Home	One space for each six beds, plus one space for each employee on the largest shift, plus three spaces for doctors.
Special Care Facility	One space per unit for each patient bed, plus one space for each employee on the largest shift.
Hospital	One and one-half spaces for each patient bed.
Library, Art Gallery or Museum	One space per 300 sf of gfa.
Mortuary or Funeral Chapel/Mausoleum	One space for each four fixed seats or one space for each 100 sf of non-fixed seating area in gathering room, whichever is greater.
Public or Private School, Elementary or Junior High/Middle School	Two spaces for each classroom, plus twenty spaces for administrative staff.
Public or Private School, High School	Nine spaces for each classroom.

OFFICE & PROFESSIONAL	
Financial Institution	One space for each 200 sf of gfa, plus one lane for each drive-up window and/or automatic teller machine with stacking for six
Office, Medical and Dental	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf.
Medical Clinic and Emergency Medical Service	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 250 sf.
Office, Other Than Listed	One space for each 300 sf.
Conversion from single family residence	Refer to appropriate office use category for required number of spaces.

Table 1 Parking Requirements (continued)

RECREATION, ENTERTAINMENT & AMUSEMENT	
Billiard Parlor or Pool Hall	Two spaces per billiard table.
Bowling Alley	Three spaces per lane.
Community Recreational Facility, Country Club	One space per 200 sf of gfa.
Gaming Establishment, Casino Areas	One space for every 90 sf of gfa.
Go-Cart Track	One space for every three persons that the facility is designed to accommodate.
Golf Course	Four spaces per hole.
Golf Driving Range	Three spaces, plus one space per tee.
Health Club or Studio	One space for each 200 sf of gfa.
Miniature Golf Course	Three spaces per hole.
Movie Theater	One space per four seats plus one additional space for each employee.
Night Club/Discotheque	One space for each 50 sf of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 sf of the total remaining gfa, with a minimum of ten spaces.
Outdoor Amusement Park	One space for every three persons that the outdoor facilities are designed to accommodate when used to maximum capacity.
Private Sports Arena, Stadium or Track	One space per four seats.
Rifle Range	One space per target stall.
Sexually-Oriented Business	One space per 200 sf of gfa.
Skating Rink	One space per 150 sf of skating rink area.
Teen Dance Center	One space for every three persons that the establishment is designed to accommodate.
Tennis/Racquetball Club	Three spaces per court.
Video Arcade	One space per 200 sf of gfa, plus one space per three persons at maximum capacity.

RETAIL, PERSONAL, COMMERCIAL & BUSINESS SERVICES AND AUTO-RELATED	
Art/Dance Studio	One space per employee, plus one space per two students at maximum capacity.
Auto Broker	One space per 300 sf of gfa, plus 2 additional spaces for display.
Auto Lube	One space for each employee, one space per bay, plus two spaces in stacking lanes for each bay.
Auto Repair Garage	Five spaces plus one space for each 200 sf of gfa.
Banquet Facility	One space per 90 sf of gfa plus one per every two employees.
Barber/Beauty Parlor	For a use located in a shopping center with more than 25,000 square feet, one space for each 200 sf of gfa. At other locations, two spaces for each barber chair and three spaces for each beautician station.
Car Wash - Full Service	One space per 150 gfa.
Car Wash - Self Service	Two spaces per stall, plus two stacking spaces per stall.
Convenience Store	One space for each 250 sf of gfa.

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Table 1 Parking Requirements (continued)

Delicatessen/Donut Shop	One space for each 100 sf of gfa.
Furniture/Appliance Store	One space for each 500 sf of gfa of sale floor display area, plus one space for every 2,500 sf of gfa of warehouse storage.
Garden Supply/Plant Nursery	One space for each 500 sf of indoor display area, plus one space for each 2,500 sf of outdoor display area.
General Retail Store, Other Than Listed (25,000 sf or Greater)	One space for each 250 sf of gfa.
General Retail Store, Other Than Listed (Less than 25,000 sf)	One space for each 175 sf of gfa.
Liquor Establishment (Off-Site Sales)	One space per 300 sf of gfa.
Massage Establishment	Two spaces for each massage room, massage table or massage chair, with a minimum of six spaces required.
Motor Vehicle Rental	One space for each 200 sf of gfa.
Motor Vehicle, Boat, Trailer, or Machinery Sales	One space for each 500 sf of enclosed gfa.
Multi-Tenant Auto-Related Facility	One space for each 200 sf of gfa, plus one space for each employee.
Museum or Art Gallery (Private)	One space per 300 square feet of gfa.
Recreational Vehicle and Boat Storage	One space for each 50 storage spaces, spread throughout the development. In addition, a minimum of five space shall be provided for customers on the exterior side of the security fence.
Restaurant, Cafe, Tavern, Bar and Other Eating and Drinking Establishments	One space for each 50 sf of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 sf of the total remaining gfa, with a minimum of ten spaces.
Restaurant, with Drive-Through/Drive-Up Facilities	One space for each 100 sf of gfa, including outdoor seating areas, plus one lane for each drive-up window with stacking space for six
Service Station	One space for each 250 sf of retail/commercial gfa.
Supper Club	One space for each 50 sf of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 sf of the total remaining gfa, with a minimum of ten spaces.
Swap Meet, Indoor	One space for each 175 sf of gfa.
Swap Meet, Outdoor	Four spaces for each retail stall or unit.
Trade School	One space for each staff member, plus one space for every two students
Wedding Chapel	One space for each 200 sf of gfa.
All Other Commercial Uses Not Listed.	One space for each 250 sf of gfa.

INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION & STORAGE	
Industrial/Warehousing	One space for each 1,000 sf of gfa.
Mini-warehouse	One space per 50 storage units, spread throughout the development. In addition, a minimum of 5 spaces shall be provided on the exterior side of the security fence for customers.
Salvage or Reclamation of Products	One space for each 300 sf of gfa plus one space for every 10,000 sf of gross yard area.

G. Handicapped Parking Requirements

1. Residential Uses

Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.

2. Non-residential Uses

Handicapped parking spaces shall be provided for all uses other than residential at the rate shown in Table 2 below:

Table 2 Handicap parking Requirements

TOTAL NUMBER OF REQUIRED PARKING	NUMBER OF HANDICAPPED PARKING SPACES REQUIRED
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two percent of total required spaces
1,001 and above	Twenty spaces, plus one space for each 100 over 1,000 spaces or fraction thereof.

3. Design Standards

- a. **Parking Space Dimensions.** Handicapped parking spaces shall be at least nine feet wide and shall have an adjacent access aisle (a minimum of five feet in width) on each side. Two handicapped parking spaces may share a common access aisle.
- b. **Van Accessible.** One in every eight handicapped spaces shall be served by an access aisle at least eight feet wide and shall be designated "van accessible". The access route to these spaces shall have a minimum vertical clearance of nine feet six inches and the parking spaces shall have a minimum clearance of eight feet two inches. Spaces shall have an additional "van accessible" sign mounted below the symbol of accessibility. The dimensions for a handicapped parking space and symbol for accessibility are illustrated in the Design Standards Manual.
- c. **Location of Spaces.** Handicapped spaces shall be located with the most direct and practical access, at least three feet wide to a primary accessible building entrance unobstructed by bumpers, curbs, or other obstacles to wheelchairs. The site design shall not permit parked vehicle overhangs or any other obstacle to reduce the clear width of adjacent walkways. Parking spaces and access aisles shall be level with surface slopes not exceeding a ratio of 1:48 in all directions.
- d. **Signage.** Handicapped spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility in accordance with the CABO/ANSI A 117.1 - Current Edition. The required signage shall not be obscured by a vehicle parked in the space.
- e. **Relationship to General On-Site Parking Requirements.** Handicapped parking required by this Section (G) may be counted towards the fulfillment of the general on-site parking requirements of this Chapter.

H. Parking Alternatives

The Director is authorized to allow parking requirements to be met by either one or a combination of the methods described in this section.

1. **Off-Site Parking.** The parking requirements may be met by locating the required parking spaces on a separate parcel from the lot on which the principal use is located. Off-site parking may be approved only if:
 - a. The parcels containing the use and the off-site parking are under common ownership;
 - b. The parcel to be used for parking is located not more than 300 feet from the building or use it is intended to serve;
 - c. The parcel to be used for parking is not separated or divided from the building or use it is intended to serve by a freeway, expressway, highway or primary thoroughfare;
 - d. The applicant satisfies the Director that the use of the off-site parcel for parking will not be detrimental to public safety; and

- e. The owner of the parcels executes an agreement or similar document, satisfactory to the City Attorney, which outlines the terms and conditions of the off-site parking use. The document must contain the legal description of both the off-site parcel and the parcel where the principal use is located and must be of sufficient duration to ensure the continued use of the off-site parcel for parking. In order to provide record notice of the existence of the off-site parking arrangement, the City may record the document in the office of the County Recorder, or require the applicant to do so.
2. **Shared Parking.** The parking requirements may also be met by securing the consent to share parking facilities on another parcel and under another ownership. Shared parking may only be approved if:
- a. The shared facilities are located on a parcel zoned for such use;
 - b. The shared facilities are not more than 300 feet from the building or use they are intended to serve;
 - c. The shared facilities are not separated or divided from the building or use they are intended to serve by a freeway, expressway, highway or primary thoroughfare;
 - d. The owners of the parcels cooperatively establish and operate the facilities;
 - e. The uses separately generate parking demands, primarily during hours when the remaining uses are not in operation;
 - f. A minimum number of spaces are provided to meet the requirements of the use with the single greatest parking demand;
 - g. Satisfactory evidence, as deemed by the Director, has been submitted describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict;
 - h. The owners of the parcels execute an agreement, satisfactory to the City Attorney, which outlines the terms and conditions of the shared parking arrangement. The agreement must contain the legal description of both parcels and must be of sufficient duration to ensure the continued use of the shared parking facilities. In order to provide record notice of the existence of the shared parking arrangement, the City may record the agreement in the office of the County Recorder, or require the applicant to do so.

I. Hotel/Casino Mixed-Use Parking Requirements

The Director may authorize a reduction in the total number of required parking spaces for hotel/casino mixed-use developments. Such reduction shall apply only to such uses as restaurants, retail stores, amusement/recreational facilities and similar uses which are clearly ancillary to the hotel. Required parking for supplementary uses may be reduced to one-half of the parking required for each use as specified in this chapter. In determining the parking requirement, the following shall be considered:

1. The characteristic of each use and the projected peak parking demand, including hours of operation;
2. The potential reduction in vehicle movements afforded by multi-purpose use of spaces by employees or customers;
3. The potential reduction in vehicle trips afforded by multiple use of the facilities by guests and customers; and
4. The extent to which the applicant can document the lack of potential conflict among parking needs and facilities.

J. Design of Parking Areas

1. Access

Off-street parking areas shall be provided in the following manner:

- a. All parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The backing of a motor vehicle onto a public street from a parking area shall be prohibited, except for the following:
 - 1) Residential parking facilities not exceeding two spaces per property.
 - 2) Existing commercial and industrial facilities parking areas not exceeding two spaces per property.
 - 3) Existing public and quasi-public use facilities not exceeding two spaces per property.
- b. Parking spaces for any use shall be placed in a location to facilitate use of the parking facility.
- c. No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave another parking space, except where permitted under the provisions of Paragraph (8) that allow tandem parking.

2. Dimensional Requirements

- a. **Compact Spaces Permitted.** A minimum of 70 percent of the parking spaces shall be standard size and up to 30 percent of the required on-site parking spaces may be designated as compact parking spaces.
- b. **Size.** Minimum size for parking spaces is shown in Table 3 below:

Table 3 Minimum Parking Space Size

TYPE OF SPACE	WIDTH	LENGTH
Standard Car	9 feet	18 feet
Compact Car	8 feet	18 feet
Handicapped	19 feet	18 feet
Recreational Vehicle	10 feet	30 feet

- c. **Size Adjustments.** Parking structures may be subject to dimensional adjustments based on utilization (i.e., public or private garage with or without an attendant), but in no case shall the standard stall width be less than eight and one-half feet. Reduction in design standards shall be subject to approval by the Director.
- d. **Construction Standards.** All parking facilities shall be designed and constructed in accordance with the standards of the Department of Public Works.
- e. **Angle Parking.** Minimum dimensional standards for angle parking are indicated in the Design Standards Manual.

3. Drainage

All parking lots shall be suitably graded and drained in accordance with the standards of the Department of Public Works.

4. Driveways

Driveways (curb cuts) shall be constructed in accordance with the commercial and multi-family geometric standards of the Department of Public Works.

5. Lighting

Parking areas used during the hours of darkness shall have lighting providing adequate illumination for security and safety. The minimum requirement is one-foot candle, maintained across the surface of the parking area. Illumination, including security lighting, shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance either to highway traffic or to surrounding uses. (See related lighting standards in Chapter 19.08.)

6. Maintenance

Parking facilities shall be continually maintained in compliance with approved Site Development Plans and shall be free of litter and debris.

7. Surfacing and Striping

Except as otherwise provided in this chapter, all parking and loading facilities shall be surfaced (paved), striped and marked to clearly define access lanes, compact and handicapped parking spaces, and internal circulation movements.

8. Tandem Parking

The Director is authorized to approve an off-street parking program utilizing limited tandem parking for commercial and industrial uses provided that the development requires 150 or more parking spaces. No more than 30 percent of the total number of spaces shall be designated as tandem. In addition, a parking attendant must be on duty during business hours.

9. Wheel Stops/Curbing

Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least three feet from any adjacent wall, fence, property line, walkway or structure where parking and or drive aisles are located. Wheel stops or curbing shall not be required to protect a sidewalk or walkway around the perimeter of a building if the sidewalk or walkway is at least seven feet wide.

10. Landscaping

Landscaping shall be provided in accordance with Chapter 19.12.

19.10.020 ON-SITE LOADING STANDARDS

A. Purpose

The purpose of these provisions is to establish standards to regulate the number, size, design and location of on-site loading areas in a manner which ensures the following:

1. Accessible, secure, and well-maintained loading and delivery facilities;
2. Reduced potential for traffic congestion and hazards;
3. Protection for adjacent parcels and surrounding neighborhoods from the effects of vehicular noise and traffic generated from the commercial/industrial development; and
4. Loading and delivery service spaces in proportion to the needs generated by the proposed land use which are clearly compatible with adjacent parcels and the surrounding neighborhood.

B. Applicability

Except for uses within the Downtown Overlay District, every use that receives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the standards of this Subchapter.

C. On-Site Loading Space Requirements

1. The number of loading spaces shall be based upon the total gross floor area in the building or use.
2. On-site loading spaces shall be provided in accordance with Table 4 below:

Table 4 On-Site Loading Requirements

SQUARE FEET	REQUIRED SPACES
Less than 10,000	1
10,000 to 29,999	2
30,000 to 50,000	3
Each one hundred thousand (or fraction thereof) over 50,000	1 additional

D. Design Standards

Off-street loading spaces shall be provided in the following manner:

1. **Dimensions.** The minimum size of a loading space shall not be less than 15 feet in width, 25 feet in length, with a 15-foot vertical clearance.
2. **Location.** Loading spaces shall be located and designed as follows:
 - a. Adjacent to, or as close as possible to, the main structure.
 - b. Situated to ensure that all loading and unloading takes place on-site and in no case within adjacent public rights-of-way or on-site traffic areas.
 - c. Situated to ensure that all vehicular maneuvers associated with loading and unloading shall occur on-site.
 - d. Situated to ensure that impact on adjacent residential uses is minimized.

E. Screening, Security, Striping, Surfacing and Wheel Stops/Curbing

The screening, security, striping, surfacing and wheel stops/curbing standards for parking areas, as set forth in Section 19.10.010(J), shall apply also to the loading areas required by this Subchapter.

19.10.030 MOTOR VEHICLE DEALERSHIPS, TEST DRIVING ROUTE PLANS-REQUIRED.

In order to facilitate the enforcement of LVMC 11.22.160, each motor vehicle dealership within the City that is engaged in Motor Vehicle Sales (New) or Motor Vehicle Sales (Used) shall file with the Department, for administrative approval, a test-driving plan showing which streets are proposed to be used for the test-driving of vehicles by customers and potential customers of that dealership. This requirement shall be considered to have been satisfied by new or existing dealerships that file such a plan in connection with a condition of zoning approval. For other new or existing dealerships, the requirement must be satisfied within six months after notice from the City to file such a plan. Any changes to an approved plan must be submitted to and approved by the Department. The failure of a dealership to comply with the provisions of the Section shall be grounds for disciplinary action against the dealership's business license.